

RESOLUTION 23-32

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AMENDING THE PHASE 2 FINAL PLAT FOR PETERSEN FARMS PUD

WHEREAS, on January 10, 2023 the City Council approved the final plats for phases 1 and 2 of Petersen Farms PUD located at 6950 S 475 E; and

WHEREAS, developer Tim Grubb found utility connections could be facilitated better with some adjustments requiring the easement location to be moved; and

WHEREAS, the City Planner and City Engineer have reviewed the change and recommend approval;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:


Section 1. Amendment: Final Plat for Petersen Farms PUD Subdivision located at approximately 6950 S 475 E is hereby approved as amended and shown in **Exhibit 1**.

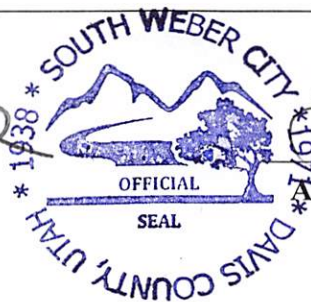
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 11th day of July 2023.

Roll call vote is as follows:

Council Member Halverson	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Petty	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Soderquist	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Alberts	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Dills	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST


Rod Westbroek, Mayor




Attest: Lisa Smith, Recorder

EXHIBIT 1

PETERSEN FARMS PUD PHASE 2 PLAT

:

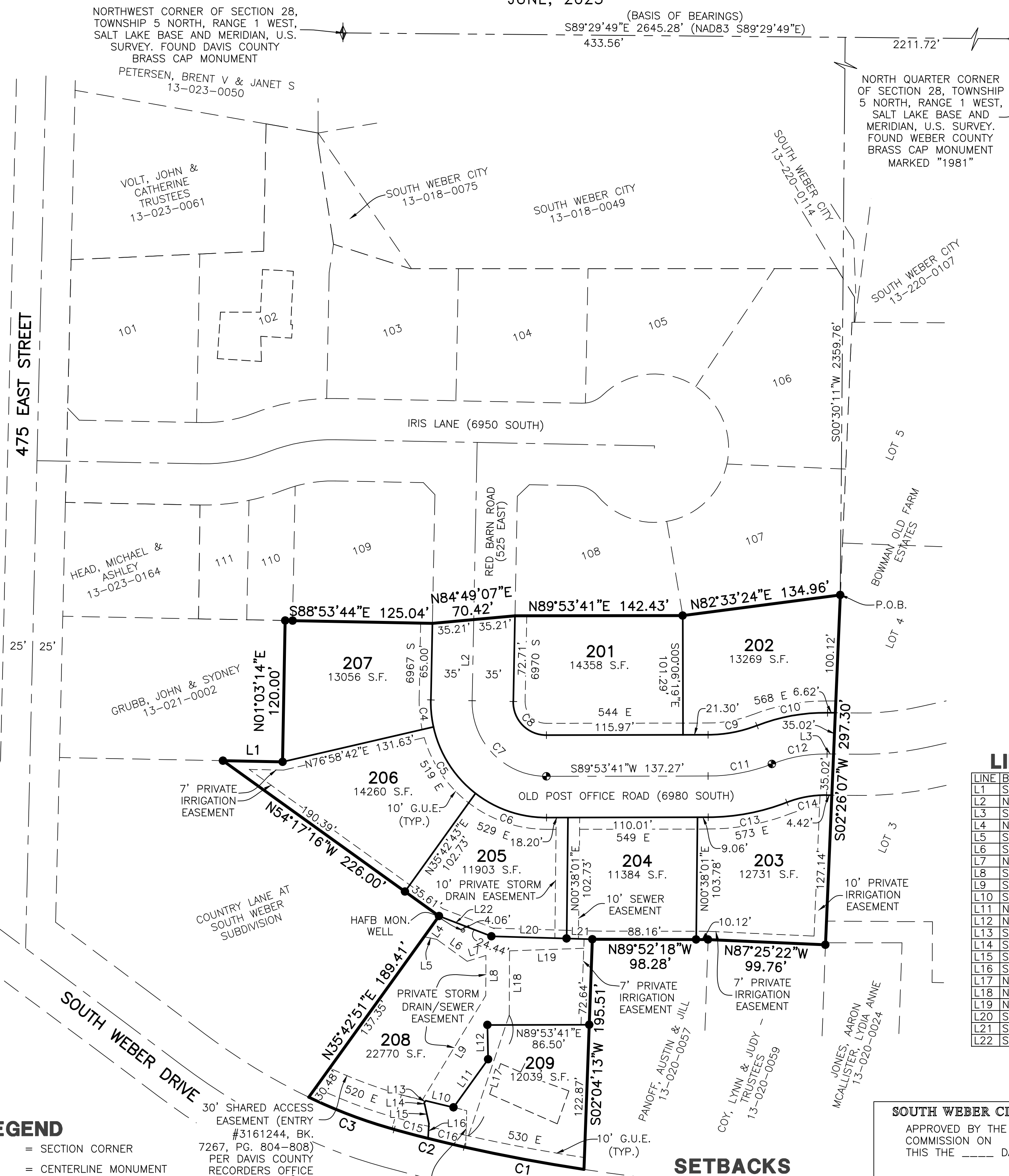
PETERSEN FARMS PUD PHASE 2

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH JUNE, 2023

NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT

(BASIS OF BEARINGS) S89°29'49"E 2645.28' (NAD83 S89°29'49"E) 433.56'

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT MARKED "1981"



NOTES

1. THE OWNERS OF THE PRIVATE STORM DRAIN/SEWER EASEMENTS ON LOTS 208, 209, 204, AND 205 ARE THE OWNERS OF LOT 208, LOT 209, AND LOT 1 OF THE COUNTRY LANE AT SOUTH WEBER SUBDIVISION.
2. THE OWNERS OF THE SHARED ACCESS AND TURNAROUND EASEMENTS ON LOT 208 AND 209 ARE THE OWNERS OF LOTS 208, 209, AND LOT 1 OF THE COUNTRY LANE AT SOUTH WEBER SUBDIVISION..
3. THE OWNER OF THE PRIVATE IRRIGATION EASEMENTS IS PETERSEN FARMS LLC.
4. EXISTING HOMES TO REMAIN



VICINITY MAP SCALE: NONE

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PETERSEN FARMS PUD PHASE 2** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20__.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **PETERSEN FARMS PUD PHASE 2**, AND DO HEREBY DEDICATE TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS ____ DAY OF _____, 20__.

PETERSEN FARMS LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY ON THE NORTH WAS PLACED ALONG THE SOUTH LINE OF PETERSEN FARMS PUD PHASE 2. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF BOWMAN OLD FARM. THE PROPERTY LINE ADJACENT TO PARCEL # 13-020-0057 AND PARCEL # 13-020-0059 WAS PLACED ALONG AN EXISTING FENCE. BOUNDARY LINE AGREEMENTS SHOULD BE RECORDED TO CLEAR TITLE DISCREPANCIES. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SHOWN HEREON AS S89°29'49"E (NAD83 S89°29'49"E).

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 89°29'49" EAST 433.56 FEET AND SOUTH 00°30'11" WEST 2359.76 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING NORTH 89°29'49" WEST 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S02°26'07"W ALONG THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES, 297.30 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; AND (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET TO THE EAST LINE OF COUNTRY LANE AT SOUTH WEBER SUBDIVISION; THENCE N35°42'51"E ALONG SAID EAST LINE, 189.41 FEET TO THE NORTH LINE OF COUNTRY LANE AT SOUTH WEBER SUBDIVISION; THENCE N54°17'16"W ALONG SAID NORTH LINE, 226.00 FEET; THENCE S88°53'44"E ALONG AN EXISTING FENCE, 50.68 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET TO THE 3 SOUTHERLY LINE OF PETERSEN FARMS PUD PHASE 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S88°53'44"E 125.04 FEET; (2) N84°49'07"E 70.42 FEET; (3) N89°53'41"E 142.43 FEET; AND (4) N82°33'24"E 134.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 154,840 SQUARE FEET OR 3.555 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°53'44"E	50.68'
L2	N01°03'14"E	68.88'
L3	S89°21'58"E	5.52'
L4	N35°42'51"E	21.58'
L5	S78°04'11"E	10.93'
L6	S54°17'09"E	31.81'
L7	N72°55'02"E	16.67'
L8	S00°13'59"W	34.06'
L9	S31°18'15"W	103.62'
L10	S37°23'00"E	24.28'
L11	N35°42'51"E	50.34'
L12	N01°12'07"W	29.14'
L13	S35°42'51"W	2.48'
L14	S24°25'12"E	1.59'
L15	S12°10'56"E	16.35'
L16	S03°12'08"W	12.57'
L17	N18°41'31"E	108.23'
L18	N00°13'59"E	54.54'
L19	N87°59'22"E	63.10'
L20	S88°18'19"E	63.85'
L21	S88°18'19"E	21.85'
L22	S68°54'59"E	47.74'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1489.70'	103.60'	103.58'	51.82'	N79°24'54"W	3°59'04"
C2	1350.90'	61.24'	61.24'	30.63'	N75°54'20"W	2°35'51"
C3	421.45'	77.60'	77.49'	38.91'	N69°19'31"W	10°33'00"
C4	98.00'	23.09'	23.03'	11.60'	S05°38'40"E	13°29'51"
C5	98.00'	68.08'	66.71'	35.48'	S32°17'36"E	39°48'01"
C6	98.00'	64.85'	63.67'	33.66'	S71°08'58"E	37°54'43"
C7	63.00'	100.29'	90.03'	64.34'	S44°30'02"E	91°12'35"
C8	28.00'	44.57'	40.01'	28.60'	S44°30'02"E	91°12'35"
C9	115.01'	42.54'	42.30'	21.52'	N79°17'51"E	21°11'40"
C10	160.00'	61.25'	60.88'	31.00'	N79°40'02"E	21°58'01"
C11	150.01'	55.49'	55.18'	28.07'	N79°17'51"E	21°11'40"
C12	125.00'	47.85'	47.56'	24.22'	N79°40'02"E	21°58'01"
C13	185.01'	68.44'	68.05'	34.61'	N79°17'51"E	21°11'40"
C14	90.00'	34.45'	34.24'	17.44'	N79°40'02"E	21°58'01"
C15	1350.90'	29.72'	29.72'	14.86'	S75°14'13"E	1°15'39"
C16	1350.90'	31.52'	31.52'	15.76'	S76°32'09"E	1°20'13"

SETBACKS

- LOT 208: 10' SETBACK MIN.
- LOTS 201-207 & 209:
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 7' MIN EACH SIDE/15' MIN FRONTING STREET
 - REAR SETBACK: 15'

LEGEND

- ◆ SECTION CORNER
- CENTERLINE MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- - - BOUNDARY LINE
- - - ADJOINING PROPERTY
- - - 10' GENERAL UTILITY EASEMENT (G.U.E.)
- - - EXISTING FENCE
- - - SECTION TIE LINE

RIGHT OF WAY EASEMENT FOR VEHICLE TURNAROUND (ENTRY #3101744, BK. 7045, PG. 1323-1325) & A SHARD ACCESS EASEMENT (ENTRY #3153877, BK. 7242, PG. 213-219) PER DAVIS COUNTY RECORDERS OFFICE

SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20__.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

APPROVED BY THE SOUTH WEBER CITY ENGINEER THIS THE ____ DAY OF _____, 20__.

SOUTH WEBER CITY ENGINEER

SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR CITY RECORDER

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____ DAY OF _____, 20__.

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Project Name: PETERSEN FARMS PUD PHASE 2
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 9-19-2022
Number: 6115-03
Scale: 1"=60'
Revision:
Checked:

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,

